

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, August 22, 2018 in the community room of the Housing Authority located at 491 E Center Street, Juneau, Wisconsin.

The meeting was called to order at 8:30 am by Glenn Stousland, Chairman.

Roll Call: Glenn Stousland, Eugene Wurtz, Mary Reak, Shirley Kitchen, Becky Glewen

Excused:

Also Present: Donna Braun, Executive Director and Jamie Rhodes, Housing Supervisor

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Eugene Wurtz to approve the agenda. The motion was seconded by Shirley Kitchen. Motion carried.

Motion was made by Becky Glewen and seconded by Eugene Wurtz to dispense the reading of the July 25, 2018 minutes and approve them as presented. Motion carried.

Public Forum- None

Communications-None

The Financial reports were reviewed. A motion was made by Shirley Kitchen and seconded by Mary Reak to approve the financial reports as presented. Motion carried.

Bills for Dodge 1, 6, OGLLC, HA and HUD were presented. The Board reviewed Dodge 1 check number 6368 Dodge I check 6348 were reviewed Motion was made Mary Reak and seconded by Shirley Kitchen to approve the bills and pay as due. Motion carried.

Unfinished Business:

Dodge 1, 6 and OGLLC Occupancy Report for period August 2018.

| | | | | | | | |
|------------|-------|------------|-------|------------|-------|----------|-------|
| Theresa | 12-10 | Burnett | 12-12 | Iron Ridge | 8-8 | Waupun | 48-46 |
| Ashippun | 12-12 | Lowell | 12-12 | Juneau | 15-14 | Oak Gove | 24-23 |
| Reeseville | 14-14 | Hustisford | 14-14 | Beaver Dam | 17-17 | | |

Progress report on Housing Choice Voucher Section 8 Program: Vouchers – 137 + 0 port out

Occupancy report- Reviewed details of occupancy report.

Maintenance report-Old Ah well was retested with plumber assistance and had a successful test. No need to replace pressure tank. Waupun landscaping behind patios was completed. Bob repaired soffit/fascia in Waupun. Bob cut up branch in Hustisford. Getting apartments ready. Humidity levels in apartments without A/C high this summer. Encouraged use of Damprid, fans, tenant supplied A/C. Oak Grove building B roof replacement is complete. Hired company to pressure wash Beaver Dam building.

Tenant/Program participation report- Reviewed details of Tenant/Program Participation Report.

Management- Complaint response was submitted to HUD. Projected date for completion is 2/1/2019. HUD will contact us if they need additional information.

WHEDA visit 7/18 to Horicon file review and Site report. Superior rating on financial management, regulatory/insurance and management practices, 5 files were reviewed, 1 move out and 1 rejected application. No concerns noted. Physical review satisfactory rating. Need to send response within 30 days to report roof was replaced, replace 1 refrigerator seal in one unit and screen door latch in one unit.

NEF site visit was 7/26. Went well. Waiting to hear on files sent 7/23/2018. RD triennial review for D1 and D6. Site visits 7/30 & 7/31. File and office visit. Waiting for report. Went well.

Old Business:

- A. A motion was made by Shirley Kitchen to approve designated smoking areas as presented. The motion was seconded Becky Glewen. Motion carried.

New Business:

- A. Geotechnical Investigation Report was reviewed- no action taken

Announcements: 9/19/18 WAHA commissioner Day-Blue Harbor Resort, Sheboygan

The next meeting of the Dodge County Housing Authority is scheduled September 26, 2018 at 8:30a.m.

A motion was made by Shirley Kitchen to adjourn the meeting. The motion was seconded Eugene Wurtz. Motion carried.

Meeting adjourned at 9:45 a.m.

Glenn Stousland, Chairperson

Donna Braun, Executive Director

DODGE COUNTY HOUSING AUTHORITY

491 East Center Street

Juneau, WI 53039

Office 920-386-2866

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OCCUPANCY REPORT---Rural Development

August 1, 2018

Move-Outs/Move Ins

September 1, 2018

Dodge 1

Theresa 12-10
Ashippun 12-12
Reeseville 14-14
Burnett 12-12
Hustisford 14-14
Lowell 12-12
Iron Ridge 8-8
Juneau 15-14
Beaver Dam 17-17
Total Vacancies 116 -113
Percent Vacancy 2.6%

1 M/I

1 M/O
1 M/O

2 M/O
1 M/O, 1 M/I

Theresa 12-11
Ashippun 12-12
Reeseville 14-13
Burnett 12-11
Hustisford 14-14
Lowell 12-10
Iron Ridge 8-8
Juneau 15-14
Beaver Dam 17-17
Total Vacancies 116 - 110
Percent Vacancy 5.2% YTD 5.5%

Dodge 6

Waupun 48- 46
Total Vacancies 48-2
Percent Vacancy 4.2%

1 M/I, 1 M/O

Waupun 48-46
Total Vacancies 48 - 2
Percent Vacancy 4.2% YTD 3.5%

Dodge 8/OGLLC

Oak Grove 24 -23
Percent Vacancy 4.2%

1 M/O

Oak Grove 24-22
Percent Vacancy 8.3% YTD 3.97%

All Units 188 /180 4.3%

All Units 188/182 3.2%

HUD HOUSING CHOICE VOUCHER PROGRAM

August 1, 2018

Total program participants paid by Dodge County 137 + 0 port out = 137 total

September 1, 2018

Less 1 household removed
Less 1 households voluntarily off
Less 0 port out absorbed
Less 0 voucher searching
Added 0 Port In absorbed
Added 5 New
Added 0 voucher searching back on program
Program Participants in Dodge County 140
Paying for port out 0
Total program participants we are paying for 140
Current program participants searching 0
Current Vouchers Issued 0
Waiting List / with local preference, and not very low 2736/2965

Prepared – September 21, 2018